

City of Fitchburg Conservation Commission

MEETING MINUTES TUESDAY, SEPTEMBER 26, 2006

COMMISSIONERS IN ATTENDANCE: Tom Starr, Chairman, Dave Brooks, Phil Chalifoux, Mike Donnelly, Harry Karis, John Koutonen

STAFF IN ATTENDANCE: Tim Smith, Mike O'Hara

CALL TO ORDER: Mr. Starr called the meeting to order at 6:00 p.m. in the Second Floor conference room, City Hall.

PUBLIC HEARINGS

Notice of Intent - "Woodland Estates" mobile home park expansion, Rindge Rd.
(cont'd from 8-29-06)

Chris Deloge, Whitman & Bingham Assocs. & Joanne Hamberg present. Work removing fill from wetland to rear of property had been completed. Photos presented to Commission. Plantings per wetland restoration plan not yet done. Winter rye suggested to stabilize soil.

Discussion on

Q: should ConCom deal with shared water & sewer extension thru JCJ project as a separate project or modification of this one?

Q: whether deal with proposed expansion as presented & consider modification if water or sewer gets to the site thru another route.

Proposed water line is coming to site via Rindge Rd.-- what other issues would be raised if sewer also via Rindge Rd. ?

Chris D. needs to work on revisions showing drainage swales.

Hearing continued to October meeting.

Commission agreed to move October meeting from 10-31 to Monday 10-30 to avoid conflict w/ Halloween.

Notice of Intent - Matson Homes, Inc., "Parker Hill Estates" subdivision, off Brierwood Drive & Colony Rd.
(cont'd from 8-29-06)

Wes Flis & Ken Matson discussed alternative plan eliminating the wetland crossing. Some lots also pulled back from wetlands. Revised road goes behind Brian Lawrence property, Brierwood Drive, but they do not need to work on Lawrence property.

Revised plan:

- Same # of lots -- (41)
- Area of fill would change
- Would need plng. bd. waiver of road standards

If there was no wetland crossing for one of the cul-de-sacs, subdivision would have 31 lots

Was suggested to go with 24-foot pavement width.

Tim: plan is an improvement, but couple lots (23, 24) are going to be tight.

Suggested: shown building locations, show limit of work line, show how homebuyers would be made aware of wetlands

Consensus: revised plan is a better plan

Request for Determination of Applicability - Legros, 80 Bennett Rd. septic repair

Replacement septic for failing system. No one in attendance. Owner under order from Bd of Health to repair. Closest point to wetland is about 60 feet. No public sewer available.

Vote unanimous to issue Negative Determination.

Notice of Intent - Panagiotes, Stickney Rd., single-family dwelling

Todd Lobo, Hannigan Engineering presented plan.

Tony Panageotes is buyer. Proposed 3-BR single family dwelling -- 42 x 28 footprint. About 40 feet setback from road. Closest point from disturbed area to wetland is about 20 feet.

Mike D. - there is evidence via scouring that rear of lot is a raging river sometimes, but neighbors say that it dries up.

Lobo: Will need to have sewer extension permit (500 feet +/-)
Lot is grandfathered under zoning, per Building Commissioner.

Some abutters concerned about effect on drainage in area.

Vote unanimous to approve.

Conditions: haybales = limit of work, must connect to public sewer.

Notice of Intent - 80 Erdman Way LLC, parking lot expansion

Chris Deloge presented plan to expand parking. Much of landscaping will be removed.

Members expressed objections to the amount of green area that will be lost.

Mike D.: trading green for pavement. = more runoff = decreasing water quality.

Tim: ConCom has a lot of say in this because site is in Riverfront area.

Chris: they need more parking. Never met parking requirement when it was built
They will have a landscaping plan done.

ConCom suggested:

Show infiltration

Show how proposal meets stormwater standards

Show how proposal meets Riverfront standards

Chris: this is a previously developed site

Tim: can require applicant to restore the degraded area even if off-site.

Chris: suggests as a possibility 100 Erdman Way (in same ownership)

Tim will do site visit.

Chris/Wes OK with paying for Tim's time.

Continued to October meeting

MISCELLANEOUS ITEMS

Certificate of Compliance, 1055 Ashby West Road (Lot 5)

Commission agreed to hold off of issuing Cert. of Compliance. Two areas near silt fence that needed to be replanted had been just the day before. Continuance to October meeting will give chance for areas to grow in.

OTHER ITEMS

7:50 p.m. motion made & seconded to go into executive session for the purpose do discussing pending litigation.

Roll call vote:

Mr. Starr - yes. Mr. Brooks - yes. Mr. Chalifoux - yes. Mr. Donnelly - yes. Mr. Karis - yes. Mr. Koutonen - yes.

Exec. Session

8:10 p.m. motion made & seconded to go back into regular session. Roll call vote: Mr. Starr - yes. Mr. Brooks - yes. Mr. Chalifoux - yes. Mr. Donnelly - yes. Mr. Karis - yes. Mr. Koutonen - yes.

Motion made & seconded to adjourn. Vote unanimous.

Meeting adjourned: 8:10 p.m.

Next meeting: Oct. 30, 2006

Approved: 10-30-06